

RETURN DATE: JUNE 6, 2023 : SUPERIOR COURT
RRHT TRUST HOLDINGS SIMSBURY LLC : JUDICIAL DISTRICT
VS. : OF NEW BRITAIN
TOWN OF SIMSBURY and
TOWN OF SIMSBURY BOARD
OF ASSESSMENT APPEALS : MAY 9, 2023

APPEAL FROM BOARD OF ASSESSMENT APPEALS APPLICATION

To the Superior Court in and for the Judicial District of New Britain at 20 Franklin Square, Room 310, New Britain, Connecticut 06051 on June 6, 2023 comes RRHT Trust Holdings Simsbury LLC of 750 Connecticut Blvd., East Hartford, Connecticut, appealing from the action of the Board of Assessment Appeals of the Town of Simsbury and complains and says:

1. The applicant, on October 1, 2022, RRHT Trust Holdings Simsbury LLC was the owner of a certain property in that town as follows: 44 Albany Turnpike, Simsbury, Connecticut 06070.

2. The assessors of the town valued the property known as 44 Albany Turnpike, Simsbury on that assessment date as follows:

<u>Appraised Value</u>	<u>Assessed Value</u>
\$7,301,000.00	\$5,110,700.00

3. The assessors determined that all property should be liable for taxation at 70% of its true and actual valuation on that assessment date.

4. The valuation of this property placed thereon by the assessors was not that percentage of its true and actual value on that assessment date but was grossly excessive, disproportionate and unlawful.

5. The applicant duly appealed to the Board of Assessment Appeals of the town claiming to be aggrieved by the action of the assessors and offered to be sworn and answer all questions concerning the property. After said hearing and review the Board made no change to the value of the property and left the parcel of property at the valuation.

6. The applicant appeals from the action and ruling of the Board of Assessment Appeals and prays that the valuation of the property known as 44 Albany Turnpike, Simsbury, Connecticut on October 1, 2022 be established at its true and actual value as follows:

<u>Appraised Value</u>	<u>Assessed Value</u>
\$6,000,000.00	\$4,200,000.00

Wherefore, the applicant appeals from the action and ruling of the Board of Assessment Appeals and prays that the valuation of the property known as 44 Albany Turnpike, Simsbury, Connecticut on October 1, 2022 be established at its true and actual value.

Dated at Hartford, Connecticut this 9 th day of May, 2023.

APPLICANT,
RRHT TRUST HOLDINGS SIMSBURY LLC

By:  _____

T. J. Donohue, Jr.
Killian & Donohue, LLC
363 Main Street
Hartford, CT 06106
Juris No. 102619
Tel: (860) 560-1977
Fax: (860) 249-6638
Email: tj@kdjlaw.com

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STATEMENT OF AMOUNT IN DEMAND

The plaintiff is claiming other relief in addition to or in lieu of money or damages.

PLAINTIFF,
RRHT TRUST HOLDINGS SIMSBURY LLC

By: _____



T. J. Donohue, Jr.
Killian & Donohue, LLC
363 Main Street
Hartford, CT 06106
Juris No. 102619
Tel: (860) 560-1977
Fax: (860) 249-6638
Email: tj@kdjlaw.com

CITATION AND RECOGNIZANCE


To Any Proper Officer:

By authority of the State of Connecticut you are hereby commanded to summon the Town of Simsbury to appear before the Superior Court in and for the Judicial District of New Britain at 20 Franklin Square, Room 310, New Britain, Connecticut on June 6, 2023 then and there to answer unto the foregoing application of RRHT Trust Holdings Simsbury LLC of 750 Connecticut Blvd., East Hartford, Connecticut.

Jeff S. Hoffman of 750 Connecticut Blvd., East Hartford, Connecticut as principle and Jeff S. Hoffman of 750 Connecticut Blvd., East Hartford, Connecticut as surety is hereby bound unto said Town of Simsbury in the sum of \$250.00 conditioned that the applicant shall prosecute his application to effect and comply with and conform to the orders and decrees of the court in the premises.

Hereof fail not, but due service make in the same manner as is required in case of summons in a civil action and due return make.

Dated at Hartford, Connecticut, this 9th day of May, 2023.

A handwritten signature in black ink, appearing to read 'Thomas J. Donohue, Jr.', written over a horizontal line.

Thomas J. Donohue, Jr.
Commissioner of the Superior Court

JD-CV-1 Rev. 2-22
C.G.S. §§ 51-346, 51-347, 51-349, 51-350, 52-45a, 52-48, 52-259;
P.B. §§ 3-1 through 3-21, 8-1, 10-13

STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.gov



☐ Select if amount, legal interest, or property in demand, not including interest and costs, is LESS than \$2,500.

☐ Select if amount, legal interest, or property in demand, not including interest and costs, is \$2,500 or MORE.

☒ Select if claiming other relief in addition to, or in place of, money or damages.

By authority of the State of Connecticut, you are hereby commanded to make due and legal service of this summons and attached complaint.

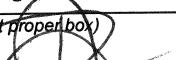
Address of court clerk (Number, street, town and zip code) 20 Franklin Square, Room 310, New Britain, CT 06051		Telephone number of clerk (860) 515 – 5143	Return Date (Must be a Tuesday) June 6, 2023
<input checked="" type="checkbox"/> Judicial District <input type="checkbox"/> Housing Session	G.A. Number: New Britain	At (City/Town) New Britain	Case type code (See list on page 2) Major: A Minor: 10

Name and address of attorney, law firm or plaintiff if self-represented (<i>Number, street, town and zip code</i>)		Juris number (<i>if attorney or law firm</i>)
T. J. Donohue, Jr., Esq., Killian & Donohue, LLC, 363 Main Street, Hartford, CT 06106		102619
Telephone number	Signature of plaintiff (<i>if self-represented</i>)	
(860) 560 – 1977		

The attorney or law firm appearing for the plaintiff, or the plaintiff if self-represented, agrees to accept papers (service) electronically in this case under Section 10-13 of the Connecticut Practice Book.	<input checked="checked" type="checkbox"/> Yes	<input type="checkbox"/> No	E-mail address for delivery of papers under Section 10-13 of the Connecticut Practice Book (if agreed) tj@kdjlaw.com
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Parties	Name (Last, First, Middle Initial) and address of each party (Number; street; P.O. Box; town; state; zip; country, if not USA)		
First plaintiff	Name: RRHT Trust Holdings Simsbury LLC Address: 750 Connecticut Blvd., East Hartford, CT 06108		P-01
Additional plaintiff	Name: Address:		P-02
First defendant	Name: Town of Simsbury Address: 933 Hopmeadow Street, Simsbury, CT 06070		D-01
Additional defendant	Name: Town of Simsbury, Board of Assessment Appeals Address: 933 Hopmeadow Street, Simsbury, CT 06070		D-02
Additional defendant	Name: Address:		D-03
Additional defendant	Name: Address:		D-04
Total number of plaintiffs: 1		Total number of defendants: 2	<input type="checkbox"/> Form JD-CV-2 attached for additional parties

1. **You are being sued.** This is a summons in a lawsuit. The complaint attached states the claims the plaintiff is making against you.
2. To receive further notices, you or your attorney must file an *Appearance* (form JD-CL-12) with the clerk at the address above. Generally, it must be filed on or before the second day after the Return Date. The Return Date is not a hearing date. You do not have to come to court on the Return Date unless you receive a separate notice telling you to appear.
3. If you or your attorney do not file an *Appearance* on time, a default judgment may be entered against you. You can get an *Appearance* form at the court address above, or on-line at <https://jud.ct.gov/webforms/>.
4. If you believe that you have insurance that may cover the claim being made against you in this lawsuit, you should immediately contact your insurance representative. Other actions you may take are described in the Connecticut Practice Book, which may be found in a superior court law library or on-line at <https://www.jud.ct.gov/pb.htm>.
5. If you have questions about the summons and complaint, you should talk to an attorney.

Date 5/10/23	Signed (Sign and select proper box) 	<input checked="" type="checkbox"/> Commissioner of Superior Court <input type="checkbox"/> Clerk	Name of person signing T. J. Donohue, Jr., Esq.
If this summons is signed by a Clerk: a. The signing has been done so that the plaintiff(s) will not be denied access to the courts. b. It is the responsibility of the plaintiff(s) to ensure that service is made in the manner provided by law. c. The court staff is not permitted to give any legal advice in connection with any lawsuit. d. The Clerk signing this summons at the request of the plaintiff(s) is not responsible in any way for any errors or omissions in the summons, any allegations contained in the complaint, or the service of the summons or complaint.			For Court Use Only File Date
I certify I have read and understand the above:	Signed (Self-represented plaintiff)	Date	Docket Number